

P.O. Box 5887
4414 Morris Ln.
Texarkana, TX 75505
(903)831-5200
FAX 1-903-831-9988
E-mail: texarkana@kingwoodforestry.com



Other Kingwood Locations:
P.O. Box 1290
145 Greenfield Drive
Monticello, AR 71657
(870)367-8567
FAX 1-870-367-8424

P.O. Box 64
No. 4 Executive Circle
Arkadelphia, AR 71923
(870)246-5757
FAX 1-870-246-3341

NOTICE OF LAND SALE

TOM 20 TRACT (Listing #7040)

Bid Date: Friday, November 19, 2010 @ 10:00 A.M.

--- EXCELLENT TIMBER INVESTMENT WITH COUNTY ROAD FRONTAGE ---
IN McCURTAIN COUNTY, OKLAHOMA

Kingwood Forestry Services, Inc. has been authorized to manage the sale of land and timber, 20 acres, more or less, in McCurtain County, Oklahoma.

Location: The land to be sold is described as the W½ of SE¼ of SE¼, Section 28, Township 9 South, Range 26 East, McCurtain County, Oklahoma, containing 20 acres, more or less. See attached maps.

Tract Description: Access to the tract is excellent with approximately 660 feet of McCurtain County Road 2260 frontage. The tract is located approximately 1 mile west of Tom, Oklahoma. The Tom 20 Tract consists of +/-20 acres of native pine sawtimber and pulpwood that is in good condition. Immediate income can be expected from timber sale. Electricity is adjacent to the tract. Photographs and maps can be viewed at www.kingwoodforestry.com/realestate.htm.

Kingwood Forestry Services conducted a timber inventory in October of 2010 using a 10 BAF variable radius sampling method with one point taken on each acre of the property. Timber volumes are summarized below and detailed volume tables in tons are included in this sale notice.

Pine Sawtimber	1,400 Trees	876 Tons
Pine Pulpwood	2,232 Trees	490 Tons
Hardwood Pulpwood	704 Trees	138 Tons

Due to variations in sampling, utilization standards and scaling practices, tree count and timber volumes cannot be guaranteed.

Method of Sale: The tract will be sold on the basis of **lump sum sealed bids**. Bids will be opened at the Kingwood Forestry office at 4414 Morris Lane, Texarkana, Texas at **10:00 A.M., FRIDAY, NOVEMBER 19, 2010**. All offers should be submitted on the attached offer form. Mailed bids should be addressed to Kingwood Forestry Services, Inc., P. O. Box 5887, Texarkana, TX 75505, with **"Tom 20 Tract Land Sale"** clearly marked in lower left corner of the envelope to protect the security of the bid. On mailed bids, please call our office at 903-831-5200 to confirm receipt of bid. Bids may be delivered by fax to 903-831-9988. All faxed bids will be immediately acknowledged. Please await confirmation that your faxed bid has been received. Bids may be hand delivered to Kingwood Forestry Services office at 4414 Morris Lane, Texarkana, Texas 75503. **No verbal telephone bids will be accepted.** Anyone submitting an offer for the purchase of the property will be provided with a summary of the bid results.



NOTICE OF LAND SALE

TOM 20 TRACT (Listing #7040)

Bid Date: Friday, November 19, 2010 @ 10:00 A.M.

Conditions of Sale:

1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid through 5:00 P.M., Tuesday, November 23, 2010. Successful bidder will be notified on or before that time by telephone, fax, or e-mail. Upon acceptance of an offer, a more formal Contract of Sale with earnest money in the amount of 10% of purchase price will be executed between the successful bidder and landowner within seven business days. A sample Contract of Sale may be provided in advance upon request. Terms are cash at closing. Closing is expected to be held within thirty days of offer acceptance.
3. Only offers for a specific dollar amount will be accepted. The parcel is being sold in its entirety for a single sum and not on a per acre basis. Advertised acreage is believed to be correct, but it is not guaranteed. Offer price is for entire tract, regardless of acreage. Seller will not provide survey. The attached maps are thought to be accurate but should not be considered as survey plats.
4. Conveyance will be by Warranty Deed, subject to all previous mineral conveyances, reservations and exceptions, to any valid rights-of-way, easements, leaseholds, and to any protective covenants or restrictions, which may have been recorded affecting the property. Seller will provide title insurance policy. No environmental inspection or representation has been or will be made by seller. No mineral rights will be conveyed.
5. Seller will pay 2010 pro-rated property taxes (to date of closing) and deed preparation and one-half of documentary stamps (deed stamps). Buyer will pay recording fees and one-half of documentary stamps.
6. Local title company or closing agent, selected by Seller, will conduct the closing with buyer and seller each paying one-half of fees associated with closing services.
7. Kingwood Forestry is the real estate firm acting as agent for the seller. All information presented in this prospectus is believed to be accurate. Prospective buyers are responsible for verifying information presented in this sale notice. Each bidder should make his/her own timber volume determination.
8. Property inspections shall be done in daylight hours prior to the bid date stated in this notice. Seller and Kingwood Forestry Services, Inc. in no way warrant the conditions of the property, including access routes, and all persons entering upon the property do so at their own risk and accept said property in its existing condition during such inspection(s). All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend and hold harmless Seller, its managers, agents and employees, from and against any and all claims, demands, causes of action and damages resulting from any accident, incident or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property.
9. Deer stands, feeders, trail cameras and any other man-made items do not convey unless stated otherwise.
10. Questions regarding the land sale should be directed to Oklahoma Broker Pete Prutzman of Kingwood Forestry Services at 870-246-5757.

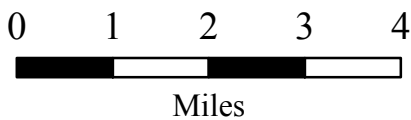
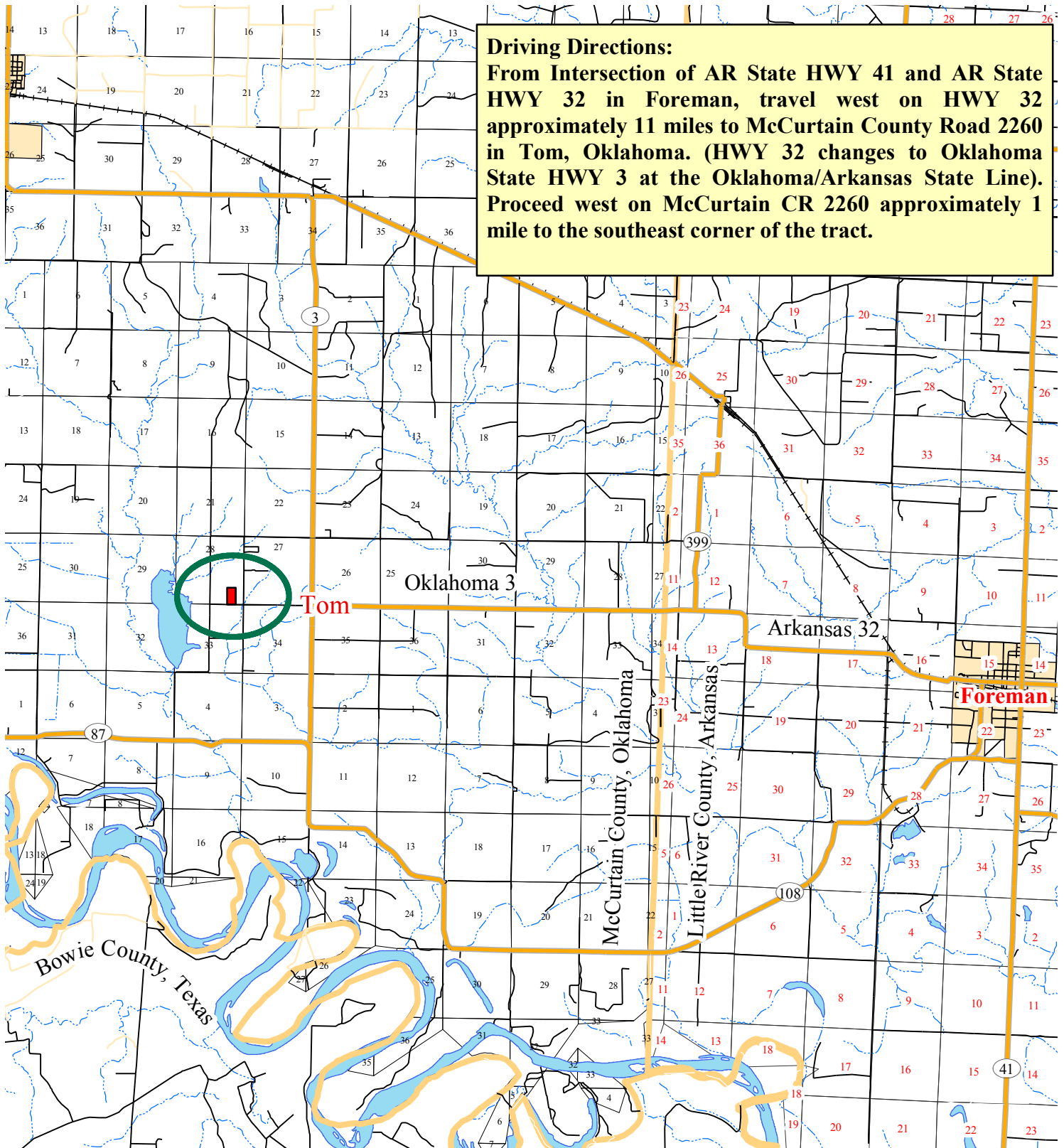
Land For Sale
Tom 20 Tract (#7040)

+/- 20 Acres

W1/2 of SE1/4 of SE1/4, Sec. 28, T9S, R26E
McCurtain County, Oklahoma

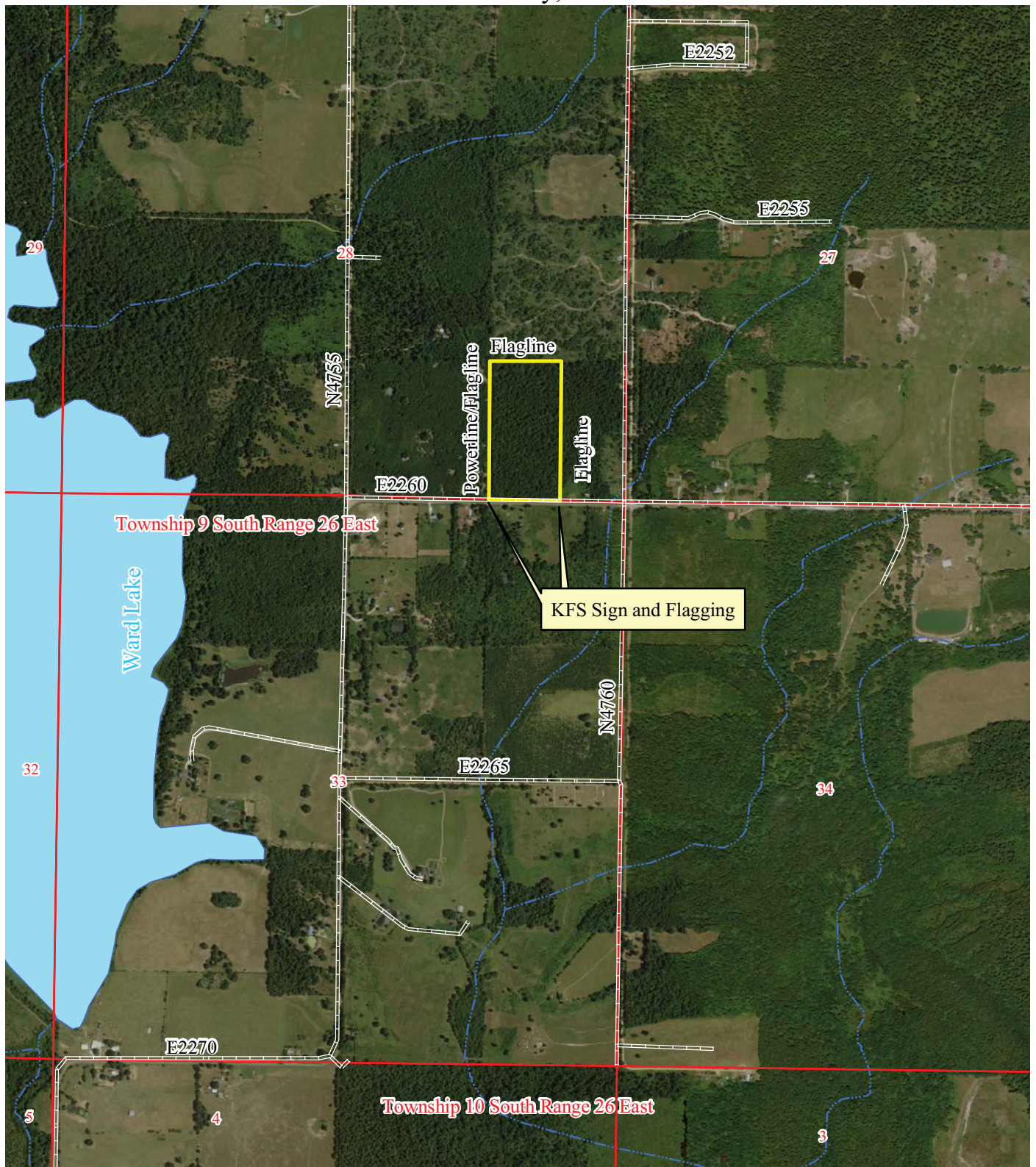
Driving Directions:

From Intersection of AR State HWY 41 and AR State HWY 32 in Foreman, travel west on HWY 32 approximately 11 miles to McCurtain County Road 2260 in Tom, Oklahoma. (HWY 32 changes to Oklahoma State HWY 3 at the Oklahoma/Arkansas State Line). Proceed west on McCurtain CR 2260 approximately 1 mile to the southeast corner of the tract.



StreetMap USA
October 2010
Printed By: RDH

Land For Sale
Tom 20 Tract (#7040)
+/- 20 Acres
W1/2 of SE1/4 of SE1/4, Sec. 28, T9S, R26E
McCurtain County, Oklahoma

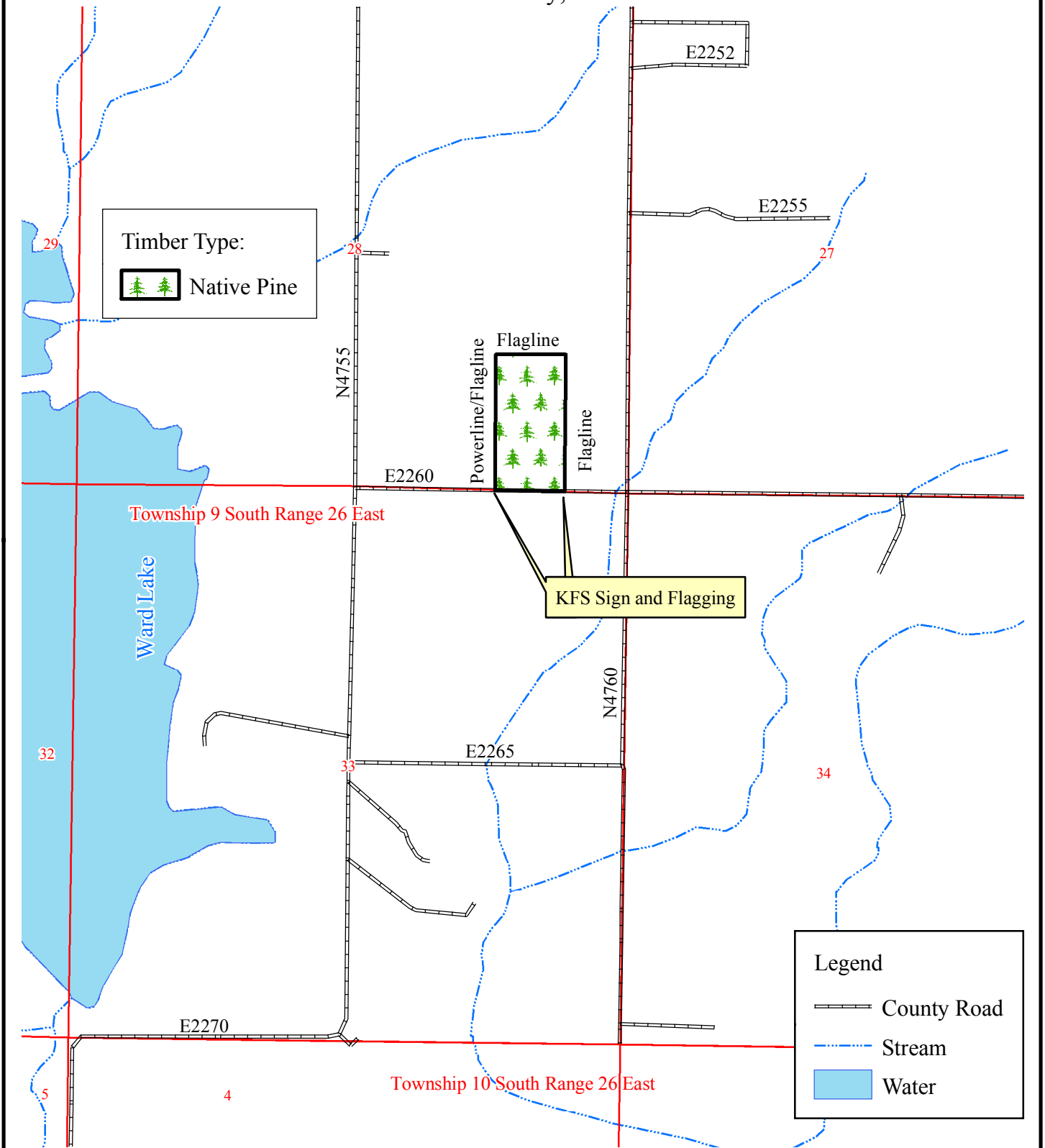


0 0.5
Miles



2009 TX DOQQ
Printed: October 2010
By: RDH

Land For Sale
Tom 20 Tract (#7040)
+/- 20 Acres
W1/2 of SE1/4 of SE1/4, Sec. 28, T9S, R26E
McCurtain County, Oklahoma



Timber Type:



Native Pine

Legend

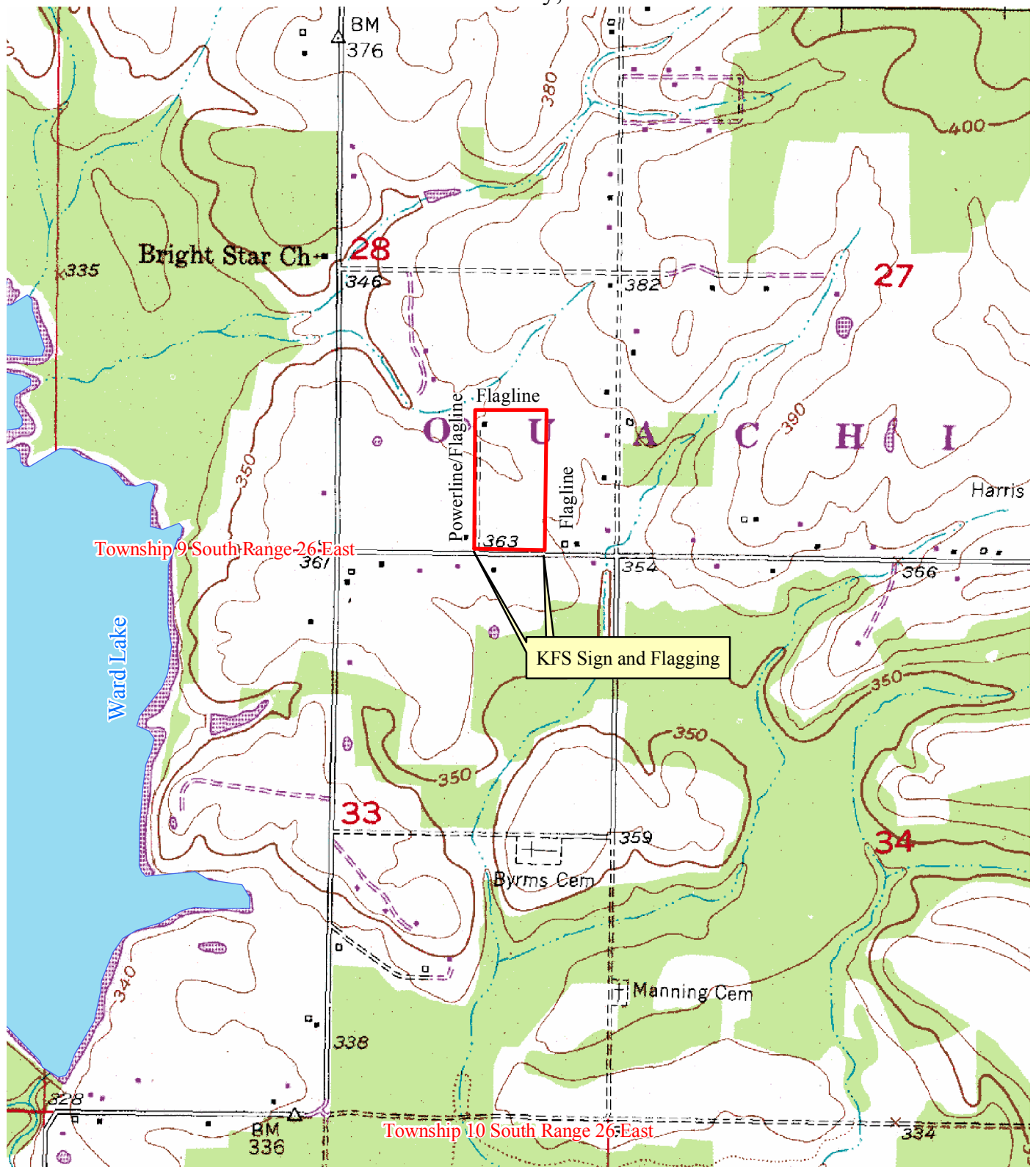
- County Road
- Stream
- Water

0 0.5
Miles



Land For Sale
Tom 20 Tract (#7040)
+/- 20 Acres

W1/2 of SE1/4 of SE1/4, Sec. 28, T9S, R26E
McCurtain County, Oklahoma



0 0.5
Miles



OK DRG
Printed: October 2010
By: RDH

Tom 20

Tract Name	Oklahoma 20	Stand Number	1
Legal	See Notice	Acres	20.0
County	McCurtain	State	OK
Cruised By	RDH	Sample Method	10 BAF
Form Class	KFS PST Tons	Date Cruised	10/13/10
		Percent Cruised	

Stand Data	
<u>Average Vol/Acre</u>	43.81
<u>Average Vol/Tree</u>	0.63
<u>Average Vol/Log</u>	0.35
<u>Avg DBH</u>	12.72

Pine Sawtimber

Inches DBH	1 Logs		1.5 Logs		2 Logs		2.5 Logs		3 Logs		3.5 Logs		4 Logs		4.5 Logs+		Total	
	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons	Trees	Tons
10	73	19	202	73	73	36											348	128
12	102	34	166	71	178	103	89	57									535	265
14	47	21	75	43	112	84	47	41	19	20							299	209
16	7	4	21	16	43	42	7	8	50	69							129	139
18	6	4	6	5	23	28	6	8	23	39	6	11					68	96
20					5	7			9	19							14	27
22			4	6													4	6
24																		
26					3	8											3	8
Totals	235	81	473	214	437	308	149	115	101	147	6	11					1,400	876

Tom 20

Tract Name	Oklahoma 20	Stand Number	1
Legal	See Notice	Acres	20.0
County	McCurtain	State	OK
Cruised By	RDH	Sample Method	10 BAF
		Date Cruised	10/13/10

Pine Pulpwood

RGO PTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	24.5
<u>Average Vol/Tree</u>	0.22
<u>Average Vol/Log</u>	0.12
<u>Avg DBH</u>	7.71

DBH	Trees	Tons
6	1,070	112.7
8	544	135.3
10	513	189.0
12	76	35.7
14	28	16.9
Total	2,232	489.6

Hardwood Pulpwood

RGO HTons-Logs

Stand Data	
<u>Average Vol/Acre</u>	6.9
<u>Average Vol/Tree</u>	0.20
<u>Average Vol/Log</u>	0.13
<u>Avg DBH</u>	7.07

DBH	Trees	Tons
6	458	55.4
8	201	40.1
10	18	3.8
12	0	0.0
14	9	10.2
16	0	0.0
18	17	28.5
Total	704	137.9

OFFER FORM

TOM 20 TRACT (#7040)

BID DATE: FRIDAY, NOVEMBER 19, 2010 @ 10:00 A.M.

--Please fax offer to 903-831-9988 or mail to P. O. Box 5887, Texarkana, TX 75505--
Or hand deliver to 4414 Morris Lane, Texarkana, TX 75503

Reference is made to the Kingwood Forestry Services, Inc. notice for the Tom 20 Tract Land Sale.

I submit the following as an offer for the purchase of the following tract described as the W½ of SE¼ of SE¼, Section 28, Township 9 South, Range 26 East, McCurtain County, Oklahoma, containing 20 acres, more or less (see attached sale notice and maps).

My offer will remain valid until 5:00 P.M., Tuesday, November 23, 2010. If my offer is accepted, I am ready, willing, able, and obligated to execute a more formal Contract of Sale within seven business days with earnest money in the amount of 10% of purchase price. Closing is expected to be held within thirty days of offer acceptance.

Send bid form to: Kingwood Forestry Services, Inc. (**BEFORE 10:00 A.M., FRIDAY, NOVEMBER 19, 2010**)
P. O. Box 5887
Texarkana, TX 75505
Or fax to 903-831-9988
Or hand deliver to 4414 Morris Lane
Texarkana, TX 75503

Tom 20 Tract (#7040), 20 acres, more or less: \$ _____

Bidder: _____
Printed

Fax No.: _____

Bidder: _____
Signed

Phone No.: _____

Address: _____

E-mail: _____
Date: _____

Buyer acknowledges that Kingwood Forestry Services is the real estate agent for the Seller in this land sale transaction. Kingwood Forestry Services makes no representation for the buyer.